



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0930

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	15,000	Land	15,000
Building	-0-	Building	-0-
Total	\$ 15,000	Total	\$ 15,000

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

The property in question consists of 187 townhouse lots subject to a Planned Unit Development (PUD), which requires that 63 of the 187 townhouses built are affordable to households at both 60% and 80% of the area median income. The Petitioner argues that OTR's proposed assessments for the subject lots are not supported by land sales, the cost to build the 187 townhouses, or the income restrictions on the sale of 34% of the units. The Petitioner submitted a *Residual Land Value Analysis* based on the specific plan of development as evidence that the proposed assessments are unsupported. The Petitioner contends that project development costs and reduced sales proceeds resulting from the income restricted units has a direct-negative effect on land value. However, the Commission does not find this evidence persuasive. Although the Petitioner's argument may prove that the development plan is economically unfeasible at the present time, it does not necessarily mean the land value is too high (i.e., *Perhaps other development costs related to the specific project are too high instead*). The Petitioner did not provide any market land sales data to support the claim that the OTR's assessments are unsupported by land sales.

Square: 5877 Lot: 0930

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

COMMISSIONER SIGNATURES


Hillary Lovick, Esq.


Gregory Syphax


Karla Christensen

FURTHER APPEAL PROCEDURES

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0931

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	18,970	Land	18,970
Building	-0-	Building	-0-
Total	\$ 18,970	Total	\$ 18,970

Rationale:

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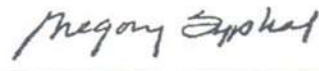
Square: 5877 Lot: 0931

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0932

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	15,000	Land	15,000
Building	-0-	Building	-0-
Total	\$ 15,000	Total	\$ 15,000

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

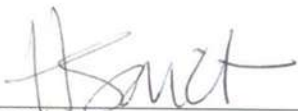
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Square: 5877 Lot: 0932

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0933

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,430	Land	12,430
Building	-0-	Building	-0-
Total	\$ 12,430	Total	\$ 12,430

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0933

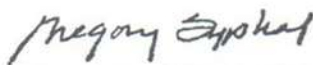
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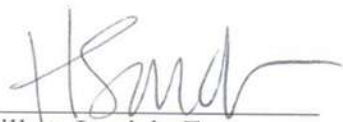
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Square: 5877 Lot: 0972

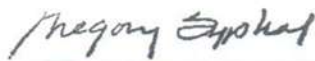
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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0973

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,100	Land	12,100
Building	-0-	Building	-0-
Total	\$ 12,100	Total	\$ 12,100

Rationale:

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Square: 5877 Lot: 0973

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0974

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	14,110	Land	14,110
Building	-0-	Building	-0-
Total	\$ 14,110	Total	\$ 14,110

Rationale:

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Square: 5877 Lot: 0974


Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0975

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	16,320	Land	16,320
Building	-0-	Building	-0-
Total	\$ 16,320	Total	\$ 16,320

Rationale:

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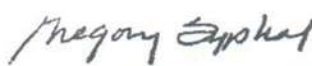
Square: 5877 Lot: 0975

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0976

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,430	Land	12,430
Building	-0-	Building	-0-
Total	\$ 12,430	Total	\$ 12,430

Rationale:

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Square: 5877 Lot: 0976

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0977

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,430	Land	12,430
Building	-0-	Building	-0-
Total	\$ 12,430	Total	\$ 12,430

Rationale:

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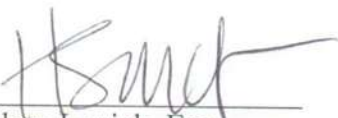
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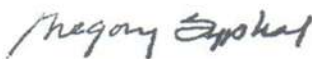
Square: 5877 Lot: 0977

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FURTHER APPEAL PROCEDURES

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Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0978

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	10,880	Land	10,880
Building	-0-	Building	-0-
Total	\$ 10,880	Total	\$ 10,880

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

The property in question consists of 187 townhouse lots subject to a Planned Unit Development (PUD), which requires that 63 of the 187 townhouses built are affordable to households at both 60% and 80% of the area median income. The Petitioner argues that OTR's proposed assessments for the subject lots are not supported by land sales, the cost to build the 187 townhouses, or the income restrictions on the sale of 34% of the units. The Petitioner submitted a *Residual Land Value Analysis* based on the specific plan of development as evidence that the proposed assessments are unsupported. The Petitioner contends that project development costs and reduced sales proceeds resulting from the income restricted units has a direct-negative effect on land value. However, the Commission does not find this evidence persuasive. Although the Petitioner's argument may prove that the development plan is economically unfeasible at the present time, it does not necessarily mean the land value is too high (i.e., *Perhaps other development costs related to the specific project are too high instead*). The Petitioner did not provide any market land sales data to support the claim that the OTR's assessments are unsupported by land sales.

Square: 5877 Lot: 0978

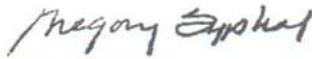
Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

COMMISSIONER SIGNATURES



Hillary Lovick, Esq.



Gregory Syphax



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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0979

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	16,310	Land	16,310
Building	-0-	Building	-0-
Total	\$ 16,310	Total	\$ 16,310

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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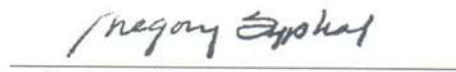
Square: 5877 Lot: 0979

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0980

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	19,150	Land	19,150
Building	-0-	Building	-0-
Total	\$ 19,150	Total	\$ 19,150

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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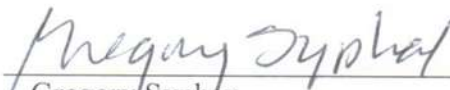
Square: 5877 Lot: 0980

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0981

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,400	Land	12,400
Building	-0-	Building	-0-
Total	\$ 12,400	Total	\$ 12,400

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

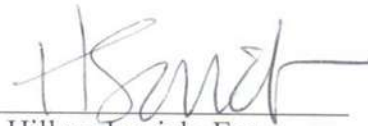
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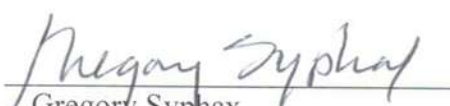
Square: 5877 Lot: 0981

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Gregory Syphax


Karla Christensen

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0982

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	20,050	Land	20,050
Building	-0-	Building	-0-
Total	\$ 20,050	Total	\$ 20,050

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

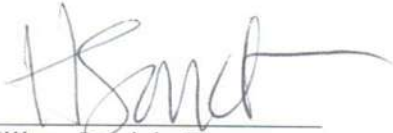
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Square: 5877 Lot: 0982

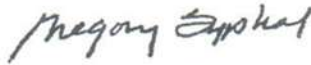
Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0983

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	16,620	Land	16,620
Building	-0-	Building	-0-
Total	\$ 16,620	Total	\$ 16,620

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

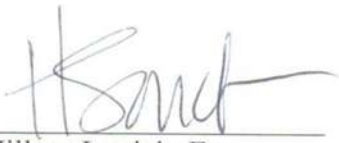
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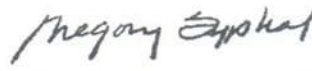
Square: 5877 Lot: 0983

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0984

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,000	Land	11,000
Building	-0-	Building	-0-
Total	\$ 11,000	Total	\$ 11,000

Rationale:

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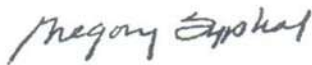
Square: 5877 Lot: 0984

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0985

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,600	Land	9,600
Building	-0-	Building	-0-
Total	\$ 9,600	Total	\$ 9,600

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0985

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0986

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,600	Land	9,600
Building	-0-	Building	-0-
Total	\$ 9,600	Total	\$ 9,600

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0986

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

COMMISSIONER SIGNATURES


Hillary Lovick, Esq.


Gregory Syphax


Karla Christensen

FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30th of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0987

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,600	Land	9,600
Building	-0-	Building	-0-
Total	\$ 9,600	Total	\$ 9,600

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

The property in question consists of 187 townhouse lots subject to a Planned Unit Development (PUD), which requires that 63 of the 187 townhouses built are affordable to households at both 60% and 80% of the area median income. The Petitioner argues that OTR's proposed assessments for the subject lots are not supported by land sales, the cost to build the 187 townhouses, or the income restrictions on the sale of 34% of the units. The Petitioner submitted a *Residual Land Value Analysis* based on the specific plan of development as evidence that the proposed assessments are unsupported. The Petitioner contends that project development costs and reduced sales proceeds resulting from the income restricted units has a direct-negative effect on land value. However, the Commission does not find this evidence persuasive. Although the Petitioner's argument may prove that the development plan is economically unfeasible at the present time, it does not necessarily mean the land value is too high (i.e., *Perhaps other development costs related to the specific project are too high instead*). The Petitioner did not provide any market land sales data to support the claim that the OTR's assessments are unsupported by land sales.

Square: 5877 Lot: 0987

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0988

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,000	Land	11,000
Building	-0-	Building	-0-
Total	\$ 11,000	Total	\$ 11,000

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0988

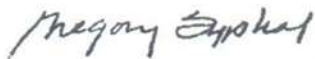
Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0989

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,600	Land	9,600
Building	-0-	Building	-0-
Total	\$ 9,600	Total	\$ 9,600

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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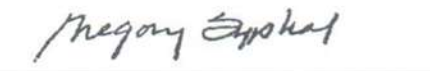
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The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0990

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,000	Land	11,000
Building	-0-	Building	-0-
Total	\$ 11,000	Total	\$ 11,000

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.


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Square: 5877 Lot: 0990

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0991

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,600	Land	9,600
Building	-0-	Building	-0-
Total	\$ 9,600	Total	\$ 9,600

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0991

Property Address: Stanton Road SE

The Commission finds that the lots are assessed at an average rate of \$13.33/sf of land area and \$12,935 per lot. The Commission's review of actual land sales suggests that the OTR's assessments are, in fact, well within the range of land values for properties located within the subject's general market area. The assessments are therefore deemed to be reasonable and are hereby sustained for Tax Year 2013.

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0992

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	12,350	Land	12,350
Building	-0-	Building	-0-
Total	\$ 12,350	Total	\$ 12,350

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

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Square: 5877 Lot: 0992

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0993

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	14,200	Land	14,200
Building	-0-	Building	-0-
Total	\$ 14,200	Total	\$ 14,200

Rationale:

Pursuant to D.C. Code section 47-825.01a(e)(2)(C)(ii)(II), "OTR shall make any response filed with the Commission available to the real property owner for inspection and copying at least 7 days before the scheduled hearing." During the hearing, the Petitioner provided evidence to demonstrate that a written request to OTR was made to obtain the response and OTR failed to make the response available to the Petitioner within 7 days prior to the hearing. In circumstances where the response is not made available within the requisite time period, the referenced statutory provision provides that the response shall be excluded by the Commission at the hearing. In this case, the Petitioner invoked this statutory provision and the Commission agreed to exclude the assessor's response from the evidence to be considered in rendering a decision in this case.

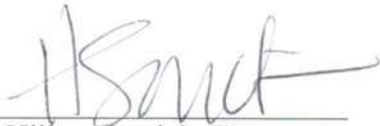

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Square: 5877 Lot: 0993

Property Address: Stanton Road SE

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Date: December 27, 2012

Legal Description of Property

Square: 5877 Lot: 0994

Property Address: Stanton Road SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	30,670	Land	30,670
Building	-0-	Building	-0-
Total	\$ 30,670	Total	\$ 30,670

Rationale:

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